

031.0

0004

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,039,500 / 1,039,500

APPRAISED:

USE VALUE:

ASSESSED:

1,039,500 / 1,039,500

1,039,500 / 1,039,500

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
56-58		ADAMS ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LORETI CHRISTOPHER P	
Owner 2:	
Owner 3:	

Street 1: 56 ADAMS STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2963 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

BUILDING PERMITS								
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/14/2014	978	Siding	5,980	8/14/2014				Shingle siding rep
3/12/2013	323	Re-Roof	11,000	C				
2/14/2013	193	Solar Pa	8,601					
11/16/2010	2291	Inter Fi	4,000					INT FINISH IN SUNR
10/5/2010	2091	Addition	17,000					2 STORY ADD/REPLAC
11/2/1993	552	Manual	1,500					DECKING-RAILINGS
11/2/1993	543	Manual	1,000					REBUILD PORCH

ACTIVITY INFORMATION			
Date	Result	By	Name
10/7/2017	MEAS&NOTICE	HS	Hanne S
5/24/2013	Info Fm Prmt	EMK	Ellen K
3/14/2013	Inspected	BR	B Rossignol
1/23/2009	Meas/Inspect	189	PATRIOT
2/20/2000	Mailer Sent		
2/17/2000	Measured	268	PATRIOT
10/1/1991		PM	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950	Sq. Ft.	Site			0	80.	1.15	1									454,802						454,800	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4950.000	584,700		454,800	1,039,500		21808
							GIS Ref
							GIS Ref
							Insp Date
							10/07/17



## USER DEFINED

Prior Id # 1:	21808
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/29/21	21:45:23
LAST REV	
Date	Time
10/16/17	11:59:15
ekelly	
2605	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	Full Bath: 2	Rating: Average	OF=EXTRA SINK IN BMT.				WDK (32)				Sum Area By Label :									
(Liv) Units: 2	Total: 2	A Bath:	Rating:					2	16	16	OFP	16	OFP	9	UAT = 1248						
Foundation: 2 - Conc. Block	Frame: 1 - Wood	3/4 Bath:	Rating:					5							SFL = 1320						
Prime Wall: 1 - Wood Shingle	Sec Wall:	A 3QBth:	Rating:					2							FFL = 1331						
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	1/2 Bath:	Rating:					14							BMT = 1248						
Color: BROWN	View / Desir:	A HBth:	Rating:					2							OFP = 188						
<b>GENERAL INFORMATION</b>				OthrFix: 1	Rating: Fair					18					WDK = 32						
				<b>OTHER FEATURES</b>				1st Res Grid	Desc: Line 1	# Units 2	UAT										
				Kits: 1	Rating: Average	Level	FY	LR	DR	D	K	FR	RR	BR	SFL						
				A Kits: 1	Rating: Fair	Other									FFL						
				Fpl: 2	Rating: Average	Upper									BMT						
				WSFlue: 1	Rating:	Lvl 2									(1248)						
				<b>CONDOS INFORMATION</b>				Lvl 1													
								Lower													
								Totals	RMs: 12	BRs: 6	Baths: 2	HB									
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Phys Cond: GD - Good	18. %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL											
Sec Int Wall:		Economic:	%	Special:	%	Interior:	2	6	3												
Partition: T - Typical		Override:	%			Additions:															
Prim Floors: 3 - Hardwood		Total: 18.6 %				Kitchen:															
Sec Floors:						Baths:															
Bsmnt Flr: 12 - Concrete						Plumbing:															
Subfloor:						Electric:															
Bsmnt Gar:						Heating:															
Electric: 3 - Typical						General:															
Insulation: 2 - Typical						Totals	2	12	6												
Int vs Ext: S																					
Heat Fuel: 2 - Gas																					
Heat Type: 5 - Steam																					
# Heat Sys: 2																					
% Heated: 100	% AC:																				
Solar HW: NO	Central Vac: NO																				
% Com Wal	% Sprinkled																				
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:													
<b>SPEC FEATURES/YARD ITEMS</b>				PARCEL ID 031.0-0004-0009.0										<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:	Total Special Features:								Total:											